



**DEPARTMENT OF FORESTRY AND FIRE  
PROTECTION**  
OFFICE OF THE STATE FIRE MARSHAL  
Fire and Life Safety Division - North  
2251 Harvard Street, Suite 130, Sacramento, CA 95815  
(916) 568-3826

**SPOT INSPECTION REPORT**

**LOCATION INFORMATION**

**Building Name:** Business/Mercantile/Medical

**Street Address:** 2901 K

**County:** Sacramento

**City, State, Zip code:** Sacramento, CA, 95814

**Lot Number:**

**Suite Number:**

**Floor Number:**

**Agency:** Transportation Dept. (CalTrans) (59900)

**SFM File No.:** 14-34-11-1040-10001

**INSPECTION INFORMATION**

**Inspection Number :** 152541

**Inspection Type:** Spot Inspection

**Inspection Date :** 11/29/2023

**Inspection Status :** Failed

**Inspector:** Cliff DuGranrut

**Inspection Hours :** 16

**Inspector Signature:** 

**Travel Hours :** 1

**Inspection Comments:** A Fire and Life Safety Inspection was conducted at CALTRANS Airspace SAC051-0001, on Wednesday, November 29, 2023 by Deputy State Fire Marshal Cliff DuGranrut. This inspection is for fire and panic safety, and code compliance within the California Department of Transportation (CALTRANS) right-of-way property use. I was accompanied by CALTRANS Staff. The location is a 4 story structure with a parking garage. The following deficiencies were noted and shall be corrected. See deficiency list.  
End of Report.

**Discussed With:** Rebecca Koons

**Title:** Property Manager

**Accompanied By:** 

**Title:** R/W Agent Rang - B

Jewan Sood

**Signed:** 12/01/2023

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## SPOT INSPECTION REPORT

### Violation # 699039

**Description:** 510914

**Violation Code:** Title 19 Title 19 Current-3.24

**Comments:** The fire alarm panel is showing a trouble code. System needs to be repaired and restored to normal. TENANTS ADVISED THAT THE SYSTEM MAY NOT BE OPERATING CORRECTLY. A TEST OF THE SYSTEM TO ENSURE IT OPERABLE SHALL BE PERFORMED.

All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by these regulations shall be maintained in an operable condition at all times. Upon disruption or diminishment of the fire protective qualities of such equipment, material or systems, immediate action shall be instituted to effect a reestablishment of such equipment material or systems to their original normal and operational condition.



**Comments:** Fire alarm showing a trouble.



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**SPOT INSPECTION REPORT**

**Violation # 699057**

**Description:** 510840

**Violation Code:** Title 24 CFC 2022-603.2.1

**Comments:** Power to ADA door opener is pulled out of the junction box at the connector exposing wires at the 1st floor near H and R Block.

Electrical wiring, devices, equipment and appliances that are modified or damaged, and constitute an electrical shock or fire hazard, shall not be used until repaired or replaced in accordance with this code and the California Electrical Code.



**Comments:** Broken connection at J box.



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**SPOT INSPECTION REPORT**

**Violation # 699175**

**Description:** 510914

**Violation Code:** Title 19 Title 19 Current-3.24

**Comments:** Service elevator 3rd floor in roof access area = Fire Sprinkler is wrapped with a towel. Towel shall be removed immediately.

All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by these regulations shall be maintained in an operable condition at all times. Upon disruption or diminishment of the fire protective qualities of such equipment, material or systems, immediate action shall be instituted to effect a reestablishment of such equipment material or systems to their original normal and operational condition.



**Comments:** Sprinkler head wrapped with a towel.



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**SPOT INSPECTION REPORT**

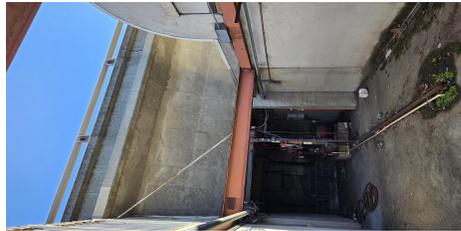
**Violation # 699181**

**Description:** 511356

**Violation Code:** Title 24 CFC 2022-913.2

**Comments:** Fire pump is installed outside in an unprotected, unconditioned space. The fire pump shall meet the requirements at the time of installation in alignment with NFPA 20

The fire pump, driver and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions.



**Comments:** Fire Pump # 1



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**SPOT INSPECTION REPORT**

**Violation # 699181**

**Description:** 511356

**Violation Code:** Title 24 CFC 2022-913.2

**Comments:** Fire pump is installed outside in an unprotected, unconditioned space. The fire pump shall meet the requirements at the time of installation in alignment with NFPA 20

The fire pump, driver and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions.



**Comments:** Fire Pump #2



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**SPOT INSPECTION REPORT**

**Violation # 699058**

**Description:** 510758

**Violation Code:** Title 24 CFC 2022-705.2

**Comments:** Roll down fire doors from the parking garage into the building shall be inspected and serviced at all locations. Current labels state that they have not been inspected since 2015.

Elevator room on 1st floor near H and R Block has holes in rated door assembly. Holes shall be filled.

Electrical room behind Safe Credit Union. Door does not close and latch automatically as required. Adjust the door to operate as required. Smoke seal is missing on the door jamb side of the frame.

Opening protectives in fire-resistance-rated assemblies shall be inspected and maintained in accordance with NFPA 80. Opening protectives in smoke barriers shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Openings in smoke partitions shall be inspected and maintained in accordance with NFPA 105. Fire doors and smoke and draft control doors shall not be blocked, obstructed, or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Opening protectives and smoke and draft control doors shall not be modified.



**Comments:** Fire Doors inspected 2015



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**SPOT INSPECTION REPORT**

**Violation # 699062**

**Description:** 510815

**Violation Code:** Title 24 CFC 2022-703.2

**Comments:** 1st floor elevator room near Hand R Block. Penetrations through the wall need to be repaired. Firestopping is missing.

Electrical room 12 has duct tape over penetration in rated wall assembly

Electrical room 1.1 used as a security breakroom. Open penetrations need to be repaired.

Where damaged, materials used to protect membrane- and through-penetrations shall be replaced or restored with materials or systems that meet or exceed the code requirements applicable at the time when the assembly was constructed, remodeled or altered.



**Comments:** FSD with combustible foam



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## SPOT INSPECTION REPORT

### Violation # 699163

**Description:** 510795

**Violation Code:** Title 24 CFC 2022-315.3.3

**Comments:** Storage of combustibles as well as flammable liquids shall be removed from the following locations.  
Electrical room 12

Electrical room 1.1 = This room shall not be used for security staff break and storage area. Use of space is not allowed.

2929 K street electrical room = Flammable 5 gallon liquid containers shall be removed

Suite 100 Orange Theory Fitness = Combustible storage in electrical room.

Janitorial supply room 4th floor = Electrical room has combustibles, 30 inches of access is required in front of all electrical panels.

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.



**Comments:** Electrical Room, 1st floor.



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## SPOT INSPECTION REPORT

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**Violation Code:** Title 24 CFC 2022-315.3.3

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**Comments:** Electrical Room near Suite 2929-100, photo 1



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## SPOT INSPECTION REPORT

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**Comments:** Electrical Room near Suite 2929-100, photo 2



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Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.



**Comments:**



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**SPOT INSPECTION REPORT**

**Violation # 699165**

**Description:** 347

**Violation Code:** Title 19 Title 19 Current-3.11

**Comments:** Safe Credit union emergency exit near teller aisles obstructed. Delineator obstruction shall be removed from in front of the exit.

Suite 400 = Exit stairwell obstructed by combustible storage.

Sutter Health Cardiac Rehab = Exit stair obstructed by chairs.

(a) No person shall install, place or permit the installation or placement of any bed, chair, equipment, concession, turnstile, ticket office or anything whatsoever, in any manner which would block or obstruct the required width of any exit.

(b) No person shall install, place or permit the installation or placement of any combustible material or equipment in or exposed to any exit.



**Comments:** Penthouse, egress stair. Photo 1.



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## SPOT INSPECTION REPORT

**Violation # 699177**

**Description:** 510909

**Violation Code:** Title 24 CFC 2022-1013.5

**Comments:** Suite 400 at exit stair not illuminated

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Section 1203. Exit signs shall be illuminated at all times.



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## SPOT INSPECTION REPORT

**Violation # 699160**

**Description:** 510571

**Violation Code:** Title 24 CFC 2022-Code

**Comments:** Fire sprinkler system appears to have new equipment from original installation of the system. Please provide approved plans for review upon reinspection for the fire sprinkler system.

[A] 105.3.6 Compliance with code.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the fire code official from requiring the correction of errors in the construction documents and other data. Any addition to or alteration of approved construction documents shall be approved in advance by the fire code official, as evidenced by the issuance of a new or amended permit.

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**SPOT INSPECTION REPORT**

**Violation # 699180**

**Description:** 511068

**Violation Code:** Title 24 CFC 2022-315.3.1

**Comments:** Keep it Off Medical Weight Loss = Storage rooms to high. lower to 18 inches from ceiling.

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in non-sprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

**Violation # 699043**

**Description:** 510770

**Violation Code:** Title 24 CFC 2022-1010.2

**Comments:** 1st floor entrance at 29th and J street door does not unlatch by panic hardware. Door requires maintenance.

Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

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## SPOT INSPECTION REPORT

### Violation # 699063

**Description:** 510722

**Violation Code:** Title 24 CFC 2022-706.2

**Comments:** Electrical room 12 fire dampers appear to be missing flange and have combustible expansion foam on them. They shall be repaired along with any rated construction of the drywall to the specifications at the time of installation.

Unprotected duct and air transfer openings in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be protected so as to comply with requirements that were in effect when the building was constructed.

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## SPOT INSPECTION REPORT

### Violation # 699169

**Description:** 510840

**Violation Code:** Title 24 CFC 2022-603.2.1

**Comments:** Electrical room 12 = ATS panel was unlocked allowing access to high voltage conductors. Key placed on top of cabinet and door was locked.

Electrical room 12 Panel LP-2 = Open circuit breaker requires a blank plate.

Electrical room 12 has an open junction box above the equipment.

Electrical room 1.1 Security break room = Portable power tap damaged and shall be removed from service.

Electrical wiring, devices, equipment and appliances that are modified or damaged, and constitute an electrical shock or fire hazard, shall not be used until repaired or replaced in accordance with this code and the California Electrical Code.

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## SPOT INSPECTION REPORT

**Violation # 699172**

**Description:** 510792

**Violation Code:** Title 24 CFC 2022-603.9

**Comments:** Space heaters were observed at the following locations. Space shall meet all requirements of the California Fire Code if they are used within the structure.

Pacific Medical Inc.  
Rome Real Estate Group.  
Placer Title Company

Where not prohibited by other sections of this code, portable, electric space heaters shall be permitted to be used in all occupancies in accordance with Sections 603.9.1 through 603.9.5.

603.9.1 Listed and labeled.

Only listed and labeled portable, electric space heaters shall be used.

603.9.2 Power supply.

Portable, electric space heaters shall be plugged directly into an approved receptacle.

603.9.3 Extension cords.

Portable, electric space heaters shall not be plugged into extension cords.

603.9.4 Prohibited areas.

Portable, electric space heaters shall not be operated within 3 feet (914 mm) of any combustible materials. Portable, electric space heaters shall be operated only in locations for which they are listed.

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## SPOT INSPECTION REPORT

### Violation # 699161

**Description:** 360

**Violation Code:** Title 19 Title 19 Current-3.24

**Comments:** Fire sprinkler system including fire pump has corrosion showing. The fire pump is installed in a non conditioned space exposed to the elements. Please provide documents of maintenance required for the system.

The generator supporting the fire pump does not appear to be operational. please provide documentation of testing and maintenance for the generator system which would run the fire pump in the event of a power outage.

Sprinkler heads exposed to outdoor environments are required to be tested per NFPA 25. Please provided documentation showing compliance.

All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by California Code of Regulations, Title 19, Division 1 shall be maintained in an operable condition at all times. Upon disruption or diminishment of the fire protective qualities of such equipment, material or systems, immediate action shall be instituted to affect a reestablishment of such equipment material or systems to their original normal and operational condition.

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## SPOT INSPECTION REPORT

**Violation # 699178**

**Description:** 510990

**Violation Code:** Title 24 CFC 2022-1032.10

**Comments:** Emergency lighting throughout the building shall be inspected. Lights tested failed at multiple locations and do not appear to be charging.

Emergency lighting shall be maintained in accordance with Section 109 and shall be inspected and tested in accordance with Sections 1032.10.1 and 1032.10.2.

1032.10.1 Activation test.

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

1032.10.2 Power test.

Battery-powered emergency lighting equipment shall be tested annually by operating the equipment on battery power for not less than 90 minutes.

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**SPOT INSPECTION REPORT**

**Violation # 699170**

**Description:** 511023

**Violation Code:** Title 24 CFC 2022-603.5.2

**Comments:** Suite 170 = Multiple portable power taps daisy chained together. shall be directly into an outlet.  
Rome office = Portable power tap with multi plug adapters to increase outlets is not allowed.  
Relocatable power taps and current taps shall be directly connected to a permanently installed receptacle.

**Violation # 699167**

**Description:** 510910

**Violation Code:** Title 24 CFC 2022-906.6

**Comments:** Orange Theory Fitness = Fire extinguisher is obstructed by storage shelving. Shelf needs to be removed.



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## SPOT INSPECTION REPORT

### Violation # 699179

**Description:** 510914

**Violation Code:** Title 19 Title 19 Current-3.24

**Comments:** Smoke control system may not be operational with Beam Detection device input fail. Please provide documentation that the system has been inspected and is operational.

All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by these regulations shall be maintained in an operable condition at all times. Upon disruption or diminishment of the fire protective qualities of such equipment, material or systems, immediate action shall be instituted to effect a reestablishment of such equipment material or systems to their original normal and operational condition.

### Violation # 699173

**Description:** 350

**Violation Code:** Title 19 Title 19 Current-3.14

**Comments:** A candle was observed in use at the Placer Title Company and other candles were observed within the space not in use at the time of inspection.

No person, shall permit any fire hazard, to exist on premises under their control, or fail to take immediate action to abate the situation.

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## SPOT INSPECTION REPORT

**Violation # 699176**

**Description:** 365

**Violation Code:** Title 19 Title 19 Current-3.29

**Comments:** Suite 400 = Multiple fire extinguishers out of service date (2020)  
Parking garage level 2 = outside fire pump room discharged  
Second floor parking garage near Sutter Cardiac center = Extinguisher missing from the box.

- (a) General. Portable fire extinguishers conforming to the requirements of, California Code of Regulations, Title 19, Division 1, Chapter 3 shall be installed and maintained in accordance with guides established therein.
- (b) Special Coverage. Additional Class A, B, and C units of adequate extinguishing potential shall be provided for any other hazard as determined by the enforcing agency.
- (c) Group A Occupancies.
- (1) One additional Class 2-A unit shall be provided in Group A Occupancies as follows:
- (A) On each side of the stage or platform.  
EXCEPTION: Platforms 1000 square feet or less in area need have only one such extinguishing unit.
- (B) On each side of every fly gallery.
- (C) In basements beneath the stage or platform.
- (D) In every hallway or passageway leading to a dressing room.
- (E) In every property room, carpenter shop, or similar workroom.
- (2) Not less than one 10-B: C unit (not less than 4-B: C for existing extinguishers in existing occupancies) shall be provided:
- (A) For each motor and fan room.
- (B) Adjacent to each switchboard on the stage or platform.
- (C) For each motion picture machine in projection rooms.  
EXCEPTION: One 20-B:C unit (not less than 8-B:C for existing extinguishers in existing occupancies) in each projection room may be accepted as providing substantially equal protection.
- (3) The enforcing agency may allow modifications or deviations relative to the number and location of portable fire extinguishers as required by this section provided such authority finds that the basic intent of this section and the ease of accessibility to extinguishers is otherwise achieved.
- (d) Group R-2.1, R-3.1 and R-4 Occupancies. In Group R-2.1, R-3.1 and R-4 Occupancies a continuously attached garden hose, equipped with a water flow control nozzle, may be provided in lieu of one or more required fire extinguishers when acceptable to the enforcing agency. The location and length of such hose shall be as designated or approved by the enforcing agency.  
NOTE: It is recommended that wherever possible portable fire extinguishers be located adjacent to manual fire alarm sending stations.

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**SPOT INSPECTION REPORT**

**Violation # 699162**

**Description:** 511002

**Violation Code:** Title 24 CFC 2022-701.2

**Comments:** The following locations have non compliant penetrations in rated wall assemblies  
Corridor near H and R Block - Wall is damaged.

Floors 1-3 near elevator #2 door openings with cut in gang box and switches near shaft wall not an approved assembly for rated construction.

Electrical room 12 Monokote on structural steel column needs to be repaired above meter panel labeled suite 400.

The fire resistance rating of the following fire-resistance-rated construction shall be maintained:

- 1.Structural members.
- 2.Exterior walls.
- 3.Fire walls, fire barriers, fire partitions.
- 4.Horizontal assemblies.
- 5.Shaft enclosures.



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## SPOT INSPECTION REPORT

### Violation # 699171

**Description:** 510791

**Violation Code:** Title 24 CFC 2022-603.2

**Comments:** The use of large appliances increase the ampacity on portable power taps and is not allowed. Refrigerators, MW, and other large appliances shall be plugged directly into an outlet.

Conditions that constitute an electrical shock or fire hazard shall be abated.

### Violation # 699174

**Description:** 510875

**Violation Code:** Title 24 CFC 2022-603.2.2

**Comments:** Near suite 209 = Electrical outlet missing cover plate in corridor.

Placer Title Company = Missing a cover plate on an outlet in conference room.

Suite 400 = Near exit stairwell, light switch and outlet cover missing.

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.